



GFF, 15 Viaduct Road, Brighton, BN1 4NB

£1,200 Per month

A well-presented one-bedroom ground floor flat to rent in Brighton, ideally located near Preston Circus. Perfect for working professionals or mature students, the property features a spacious front-facing double bedroom, a bright rear-facing living room, a modern bathroom with a modern shower suite, and a contemporary kitchen complete with ample storage and appliances.

The flat is set in a central location, just moments from local shops, cafés, and restaurants, as well as the iconic Duke of York's Picture house on London Road. Brighton Mainline and London Road Train Stations are only a short walk away, offering excellent transport links across the city and beyond.

Entrance Hall

4' 5 x 3' (1.22m x 0.91m)

Communal entrance with door to main property front door, inner lobby with door to living room and bedroom.

Living Room

11'8 x 10' (3.56m x 3.05m)



Living room has wooden flooring, sash window overlooking the rear, wall mounted heater, alcove area for storage or office space.

Bedroom

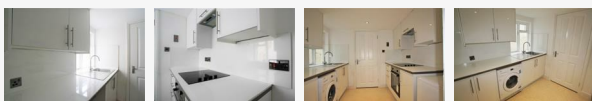
11'2 x 11'2 (3.40m x 3.40m)



Double glazed window overlooking Viaduct Road, wall mounted radiator, picture rail and fireplace, with decorative tiles.

Kitchen

8'2 x 7'8 (2.49m x 2.34m)



Modern fitted kitchen with wall and floor mounted units, work top, stainless steel sink and drainer with mixer tap, window overlooking the rear, oven with 4 ring hob above, extractor fan over, washing machine, space and fridge.

Shower Room

8' x 3'7 (2.44m x 1.09m)



Walk in shower cubicle tiled, ceiling downlighter, wash basin, lavatory, tiled walls and extractor fan.

Other Information

UNFURNISHED

Available Date: 7th November 2025

Council Tax Band: Tax band A

Local Authority: Brighton and Hove

Parking: Permit parking Zone Y

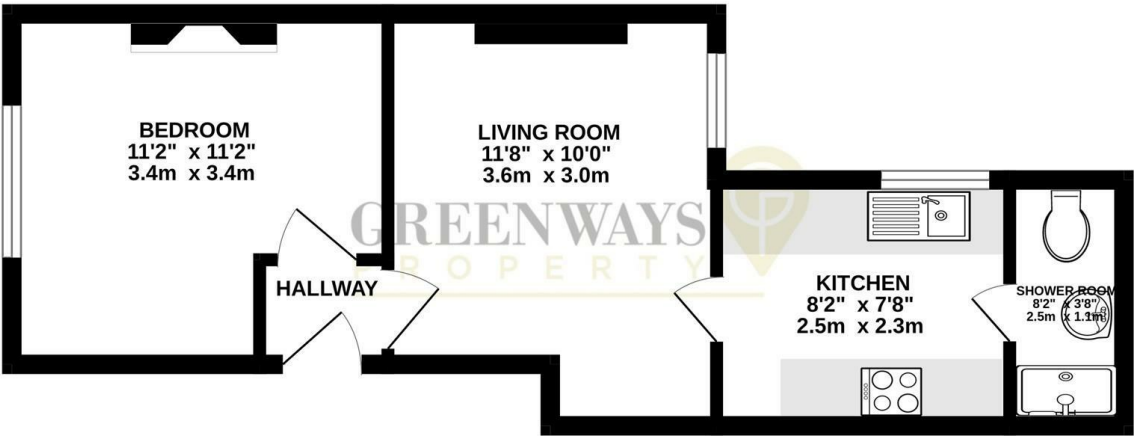
Holding deposit: £276.92

Dilapidations Deposit: £1,384.61

Tenancy Length: 12 Months +

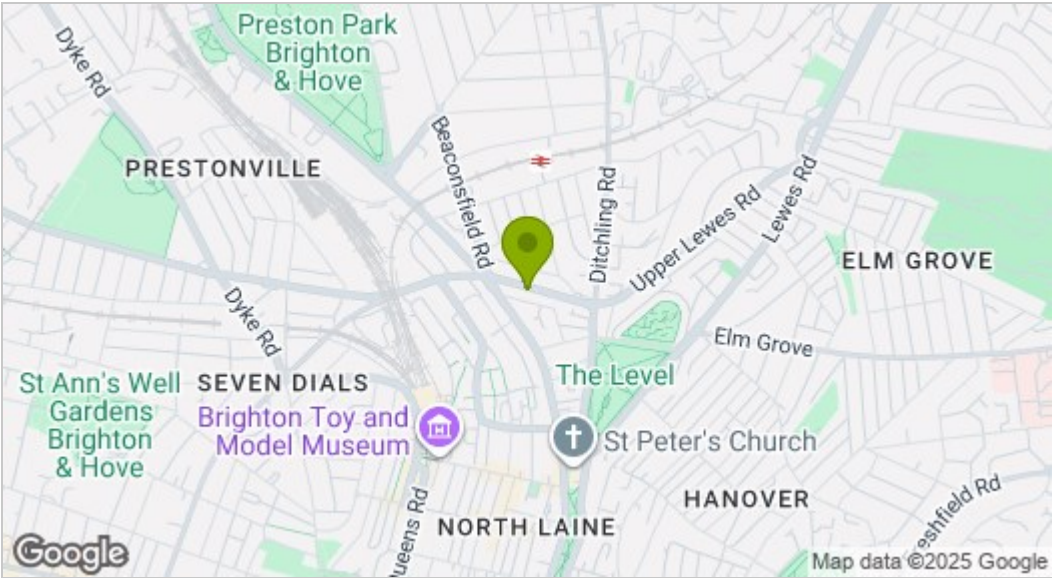
Floor Plan

GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.

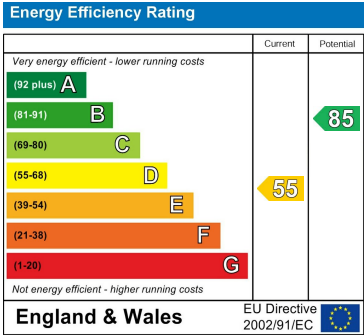


TOTAL FLOOR AREA : 351 sq.ft. (32.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



PLEASE NOTE:
Although every care has been taken in the production of these sales particulars prospective purchasers should note:
1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.